

## 3 Bedroom Apartment for Sale in Larnaca - Makenzy

A high-end residential building, located in Mackenzy area, at 90 meters from Beach in one of the most prestigious areas in Larnaca.

5 minutes driving to Larnaca International Airport with easy access to the highway leading to Nicosia and Limassol.

This building is constructed in a modern and refined style, benefiting from unobstructed amazing partial sea views.

Energy Efficiency Category: A

AVAILABILITY

Apartments 6th floor

Internal area 103 sq.m.

Covered veranda 42 sq.m.

Uncovered roof garden 12 sq.m.

Delivery date: 15 months from construction start date

### Property Info

### Plot / Area Info

Covered Area **147**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>42779</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Roof Garden

### Location

**Location:** Larnaca - Makenzy Region: **Larnaca**

## Price: €645 000 + VAT

VAT for this property is **€32,250** or **€122,550**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 388.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€585 000 on May 26, 2024

€645 000 on May 7, 2025

